CALL TO ORDER
1. Chair Comments    Opening Remarks
2. Roll Call        Clerk Calls the Roll

OLD BUSINESS
3. Meeting Minutes  Minutes of April 11, 2017

NEW BUSINESS
4. Resolution PC 10-17  A Resolution authorizing a Change in the Zoning Designation of Parcel N44-0011960, 411 Wood Street, from R-1 (One-Family Residential) to B (General Business District)
5. Resolution PC 11-17  A Resolution authorizing a Change in the Zoning Designation of Parcel N44-044980, 202 E. Main Street, from R-1 (One-Family Residential) to I-1 (Light Industrial)
6. Resolution PC 12-17  A Resolution authorizing a Special Use in a CBD (Central Business District) for a bar to be located at 121 W. Water Street
7. Resolution PC 13-17  A Resolution authorizing a Special Use in a CBD (Central Business District) for a Light Manufacturing Use to be located at 517 N. Main Street
8. Resolution PC 14-17  A Resolution authorizing a Special Use in a R-1 (One-Family Residential District) for a private garage not accessory to a principal use to be located at Parcel N44-029270

ADJOURNMENT
CALL TO ORDER
1. Chair Comments
   Opening Remarks
   Chairman Oda outlined the meeting procedures that will be followed by the Planning Commission.

2. Roll Call
   Clerk Calls the Roll
   Present: Mr. Oda, Mr. Koenig, Mr. Shear, Mr. Spoltman, Mrs. Pearson
   Absent: None

OLD BUSINESS
3. Meeting Minutes
   March 14, 2017 Meeting Minutes
   Motion to approve minutes as stated.
   Motion: Mrs. Pearson
   Second: Mr. Shear
   Voice Vote: 5-0
   The minutes were approved.

NEW BUSINESS
4. Resolution PC 9-17
   A Resolution authorizing a Special Use in a B (General Business) District for an Automobile Repair Painting and Body Shop located at 8866 N. Co. Rd. 25-A
Staff Comments:

Mr. Schmiesing provided the staff report. The item relates to the new car sales and auto repair business currently located at 8866 N. Co. Rd. 25-A in a B General Business District. This use is considered a Special Use in this zoning district and when changes occur it must come before the Planning Commission to meet the necessary requirements to make the changes. This is the first step in the procedure to move forward to submit the plans for the zoning permit.

Mr. Schmiesing stated the title on the Resolution needs to be changed to remove the wording “painting and body” from the Resolution as it does not relate to the current application.

Chairman Oda asked Mr. Schmiesing if the board was only going to approve the special use at this time. Mr. Schmiesing stated yes. only here to consider the appropriate use as a Special Use in the B General Business District.

Public Comment

Allen Prather, 8866 N. Co. Rd. 25-A, applicant, came forward and provided additional information on what type of repairs they would be doing along with the auto sales. They plan to construct a new 3600 sq. ft. building to use for repairs and for office space.

Board members asked several questions regarding the size of the building, the type of repairs that would be done, and the parking arrangement for the auto sales. Mr. Prather answered all of the questions.

All board members present were in agreement on moving forward with approving the legislation at this time.

Motion: Mr. Spoltman
Second: Mrs. Pearson
Roll Call Vote: 5-0


A motion to recommend the adoption of PC 9-17 as amended by removing the wording “painting and body” was approved by a 5-0 unanimous vote.
ADJOURNMENT

The meeting was adjourned at 6:15 P.M.
RESOLUTION No. PC 10-17

WHEREAS, Stephanie Gunter, applicant for the Estate of Terry Black for the subject property located at 411 Wood Street, in the City of Piqua, Ohio, has submitted a request to change the zoning designation of parcel N44-011960 from R-1 (One Family Residential) to B (General Business); and

WHEREAS, Section 154.141(B)(a) of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of a Change to the Zoning designation of a lot; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed zoning designation:

☐ Will be compatible with the intended use of the real property.
☐ Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
☐ Is compatible with the general economic development policies of the City.
☐ Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member ________ hereby moves to recommend (approval or denial) of the request made, as described by this resolution, the testimony provided, and the documents included herewith, and the motion is seconded by board member ________, and the voting record on this motion is hereby recorded as follows.

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CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant's Name: STEPHANIE GUNTER Phone: 937-778-8000
   Applicant's Address: 304 W High St, P.O. Box 1215, Piqua, OH 45356

2. Owner's Name: BRIAN O. TERRY BLACK Phone: __________
   Owner's Address: 304 W High St, Piqua, OH 45356

3. Type of legal interest held by applicant: OWNER

4. Location of Rezoning request:
   A. Legal description (Inlot No. or attach legal description): SEE ATTACHED
   B. Address: 411 WEDO ST, PIQUA, OH 45356

5. Existing zoning: RESIDENTIAL

6. Existing usage: NONE - VACANT

7. Proposed zoning: B - GENERAL BUSINESS

8. Proposed usage: BUSINESS GENERAL

9. Is this "Request for Zoning" contingent upon annexation? Y ______ N ______ X

10. Describe the reason for the requested rezoning: PREVIOUS PIQUA POULTRY
    BUILDING - ESTATE IS ATTEMPTING TO SELL PROPERTY
    WHICH WAS RUN AS BUSINESS PREVIOUSLY

11. Has a Rezoning Request for this location been made before? Y ______ N ______ X
    If yes, give date of previous application: __________

12. No. of site plans submitted (16 required UNLESS waived): N/A

I hereby certify that the proposed request is authorized by the “Owner of Record” and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant: [Signature] Date: 4/4/2017
Signature of Owner: [Signature] Date: 4/5/2017

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

*************************** OFFICE USE ONLY ***************************

$69.00 Fee paid 100.00 Date fee paid 4/18/17
Receipt no. 221540 P.C. Res. no. 10-17
RESOLUTION No. PC 11-17

WHEREAS, Lawrence Kiser, applicant for the subject property located at 202 E. Main Street, in the City of Piqua, Ohio, has submitted a request to change the zoning designation of parcel N44-044980 from R-1 (One Family Residential) to I-1 (Light Industrial); and

WHEREAS, Section 154.141(B) of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of a Change to the zoning designation of a lot; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established findings that indicate the proposed zoning designation:

☐ Will be compatible with the intended use of the real property.
☐ Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
☐ Is compatible with the general economic development policies of the City.
☐ Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member ______________ hereby moves to recommend (approval or denial) of the request made, as described by this resolution, the testimony provided, and the documents included herewith, and the motion is seconded by board member ______________, and the voting record on this motion is hereby recorded as follows.

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CITY OF PIQUA, OHIO

Application for Zoning Change

1. Applicant’s Name Lawrence E. Kiser Phone 937-287-1467
   Applicant’s Address 1517 Nicklin Ave Piqua, OH 45356

2. Owner’s Name Lawrence E. Kiser / James Calvert Phone 937-287-7461
   Owner’s Address 1517 Nicklin Ave Piqua, OH VACANT

3. Type of legal interest held by applicant FOR KISER INDUSTRIES LLC TO MANUFACTURE

4. Location of Rezoning request
   A. Legal description (Inlot No. or attach legal description) Parcel N44-0-4980
   B. Address 208 E Main St Piqua, OH

5. Existing zoning R-1

6. Existing usage VACANT

7. Proposed zoning M-1 Light Industrial

8. Proposed usage Manufacture - For Kiser Industries LLC

9. Is this “Request for Zoning” contingent upon annexation? Y N X

10. Describe the reason for the requested rezoning: SO WE CAN DO LIGHT COMMERCIAL MANUFACTURING OR SAFETY LIGHTING SYSTEMS

11. Has a Rezoning Request for this location been made before? Y N X
    If yes, give date of previous application: ______________

12. No. of site plans submitted (16 required UNLESS waived) 4

I hereby certify that the proposed request is authorized by the “Owner of Record” and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant Lawrence E. Kiser Date 5/15/17

Signature of Owner Lawrence E. Kiser / James Calvert Date 5/15/17

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

************************** OFFICE USE ONLY**************************

$60.00 Fee paid 100.00 Date fee paid May 15-17

Receipt no. 221355 P.C. Res. no. 11-17
Legal description of property and proposed use for rezoning: May 15, 2017

Property is 202 E. Main St. Piqua, OH 45356

The user is Kiser Industries LLC and the proposed use of property is to manufacture the Safety Lighting System which is a patented safety lighting system for semi-trailers. At present we are manufacturing in Troy, Oh and we are growing and the said property at 202 E Main St. in Piqua, Oh 45356 would allow us to expand and improve our sales.
Piqua, Ohio
Street View - Sep 2007

https://www.google.com/maps/place/202+E+Main+St,+Piqua,+OH+45356/@40.1460534,---

05/15/17
Keep your trailers safe on the road and in the docks, install a set of Safety Lights, and help your driver to be a better driver by allowing them to see better.

By Kiser Industries LLC
This is a standard set of LED lights, the control box has been improved & looks different.

This is standard LED for the rear but shine about 4-5’ behind the trailer.
RESOLUTION No. PC 12-17

WHEREAS, Ken & Tiffany Shepherd, applicants for the property located at 121 W. Water Street, being in a district zoned CBD (Central Business District), has submitted a request seeking authorization for a bar special use to be located at 121 W. Water Street and,

WHEREAS, section 154.140(A) of the City of Piqua Code of Ordinances provides the procedure for authorizing a special use; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed use:

☐ Will be compatible with the stated intent of the zoning district.
☐ Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
☐ Is compatible with the general economic development policies of the City.
☐ Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member ____________________ hereby moves to ____________________ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member ____________________, and the voting record on this motion is hereby recorded as follows.

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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant’s Name  Ken & Tiffany Shepherd  Phone  937-417-5852
   Applicant’s Address  90 Orchard Dr.  Piqua, OH 45356

2. Owner’s Name  Fos Investments  Phone  937-773-9570
   Owner’s Address  P.O. Box 723  124 N Main St  Piqua, OH 45356

3. Type of legal interest held by applicant  lessee

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description)  see attached
   B. Address  121 W Water St  Piqua, OH 45356

5. Existing zoning  CBD

6. Existing usage  storage

7. Proposed usage  pint room

8. Proposed special usage  pint room

9. No. of plot plans submitted (as required UNLESS waived)  18

10. Describe the reason for the requested special use:

   

I hereby certify that the proposed request is authorized by the “Owner of Record” and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant  [Signature]  Date  5/18/17

Signature of Owner  [Signature]  Date  5/16/17

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

************************************************** OFFICE USE ONLY **************************************************

$100.00 Fee Paid  166.00  Date Fee Paid  5-18-17

Receipt No.  221341  P.C. Res. No.  12-17
Legal Description
City of Piqua
Part of Inlot 66
0.099 Acres

Situate in the City of Piqua, Miami County, Ohio and being part of Inlot 66, as shown by survey filed in Volume No. 7, Page No. 84 of the Miami County Engineer's Record of Land Surveys and being more particularly described as follows:

Commencing at a point at the Northwest corner of Inlot 66 and being at the intersection of the east right-of-way line of Wayne Street and the south right-of-way line of Water Street; thence South 88 degrees 53 minutes 50 seconds East with the north line of Inlot 66 and with the south right-of-way line of Water Street for a distance of 79.91 feet to the point of beginning of the tract herein described, witness a Cross Notch set in concrete North 01 degrees 18 minutes 13 seconds East a distance of 3.00 feet;

thence continuing South 88 degrees 53 minutes 50 seconds East with the north line of Inlot 66 and with the south right-of-way line of Water Street for a distance of 40.00 feet to a point, witness a Cross Notch set in concrete North 01 degrees 18 minutes 13 seconds East a distance of 3.00 feet;

thence South 01 degrees 18 minutes 13 seconds West for a distance of 108.00 feet to an Iron Pin set;

thence North 88 degrees 53 minutes 50 seconds West for a distance of 40.00 feet to a PK Nail found;

thence North 01 degrees 18 minutes 13 seconds East for a distance of 108.00 feet to the point of beginning, containing 0.099 Acres and being subject to all highways, easements, and restrictions of record.

The above description was prepared by Thomas R. Zechman, Ohio Registered Surveyor No. 7077.
RESOLUTION No. PC 13-17

WHEREAS, J & L MFG. INC., applicants for the property located at 517 N. Main Street, being in a district zoned CBD (Central Business District), has submitted a request seeking authorization to change a nonconforming use to another nonconforming use of the same category, said use to be light manufacturing and to be located at 517 N. Main Street and,

WHEREAS, section 154.060 (B) If no structural alterations are made, a nonconforming use may be changed to another nonconforming use of the same or of a more restrictive category subject to review and approval by the Planning Commission, of the City of Piqua Code of Ordinances provides the procedure for authorizing the approval of a special use request; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed use:

☐ Will be compatible with the stated intent of the zoning district.
☐ Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
☐ Is compatible with the general economic development policies of the City.
☐ Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member ________________ hereby moves to ________________ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member ________________, and the voting record on this motion is hereby recorded as follows.

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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name: JILL MFG INC. Phone 937-492-0008
   Applicant's Address: 9401 ST. RT. 29 NORTH SIDNEY, OHIO 45365

2. Owner's Name: Phil Robenalt, Janet Robenalt Phone 937-492-0008
   Owner's Address: 9401 ST. RT. 29 NORTH SIDNEY, OHIO 45365

3. Type of legal interest held by applicant: MACHINE SHOP

4. Location of Special Use Permit request
   A. Legal description (Inlot No. or attach legal description): 
   B. Address: 517 N. MAIN ST. PIQUA, OHIO

5. Existing zoning: CBD

6. Existing usage: CONTRACTORS OFFICE/SHOP

7. Proposed usage: MACHINE SHOP

8. Proposed special usage: MACHINE SHOP

9. No. of plot plans submitted (16 required UNLESS waived): 

10. Describe the reason for the requested special use:
    LEASE TO PURCHASE 517 N. MAIN BUILDING, TO
    RELOCATE MACHINE SHOP IN BUILDING

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree
to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant: Phil Robenalt, Janet Robenalt Date: 5-30-17

Signature of Owner: Phil Robenalt, Janet Robenalt Date: 5-30-17

Note: Both the owner and the applicant shall sign when application is made by someone
other than the owner.

****************************************************************** OFFICE USE ONLY  ******************************************************************

$100.00 Fee Paid: 100.00 Date Fee Paid: 5-30-17

Receipt No. 221375 P.C. Res. No. 13-17
J&L MFG INC.

J&L MFG INC. is a general machine shop, making food industry parts from metal. We have 7 CNC machines & 8 manual machines. We would like to relocate to Piqua, Ohio.

We are looking for a building with 3 phase electrical, this building has the square footage we would need to accommodate our business. All machines would be located on main floor, with the offices in front used as main office & conference room.
N44003180 06/17/2007
RESOLUTION No. PC 14-17

WHEREAS, Tom Jessup, owner of the property located on Boal Avenue being in a district zoned R-1 (One-Family Residential), has submitted a request seeking authorization of a private garage (not accessory to a principal use) Special Use to be located at Parcel M44-029270; and,

WHEREAS, section 154.140(A) of the City of Piqua Code of Ordinances provides the procedure for authorizing a special use; and,

WHEREAS, the Planning Commission has studied the request, conducted a public hearing on the matter, and has established as fact that the proposed use:

□ Will be compatible with the stated intent of the zoning district.
□ Will not threaten the general health, safety, and welfare of the surrounding properties, and the adjacent property values will not be negatively affected.
□ Is compatible with the general economic development policies of the city.
□ Conforms to all other applicable codes and regulations of the city.

NOW THEREFORE BE IT RESOLVED, board member _______________ hereby moves to _______________ the request made, as described by this resolution, the testimony provided, and the documents attached hereto, the motion is seconded by board member _______________, and the voting record on this motion is hereby recorded as follows.

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CITY OF PIQUA, OHIO

Application for Special Use Permit

1. Applicant's Name: Tom Jessup. Phone: 937-778-0538
   Applicant's Address: 1100 N. SUNSET DR., PIQUA, OH 45356

2. Owner's Name: Tom Jessup. Phone: 937-778-0538
   Owner's Address: 1100 N. SUNSET DR., PIQUA, OH 45356

3. Type of legal interest held by applicant: OWNER

4. Location of Special Use Permit request
   A. Legal description (in lot No. or attach legal description): 44-0-89270
   B. Address: 716 BEAL AVE., PIQUA, OH 45356

5. Existing zoning: RESIDENTIAL

6. Existing usage: LOT WITH 716 BEAL AVE.

7. Proposed usage: GARAGE ON LOT NEXT TO 716 BEAL AVE.

8. Proposed special usage: FENCING, STORAGE & CAR STORAGE - GARAGE

9. No. of plot plans submitted (16 required UNLESS waived): 

10. Describe the reason for the requested special use:
    ASKING TO BUILD GARAGE ON LOT THAT IS CURRENTLY PART OF RESIDENTIAL AT 716 BEAL AVE

I hereby certify that the proposed request is authorized by the "Owner of Record" and agree to conform to all applicable laws of the City of Piqua, Ohio.

Signature of Applicant: [Signature] Date: 6-1-2017

Signature of Owner: [Signature] Date: 6-1-2017

Note: Both the owner and the applicant shall sign when application is made by someone other than the owner.

*************************** OFFICE USE ONLY ***************************

$100.00 Fee Paid: ✔ Date Fee Paid: 4-1-17

Receipt No.: 221377 P.C. Res. No.: 14-17
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<td>Stephanie Gunter</td>
<td>P. O. Box 1215</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-10-17</td>
<td>Paul Dustin Jackson</td>
<td>1135 W. High Street</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-10-17</td>
<td>Transformed Life Church</td>
<td>P. O. Box 628</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-10-17</td>
<td>Kenneth Kirby</td>
<td>10558 Casstown Sidney Rd.</td>
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<td>PC-10-17</td>
<td>John D. Bowser</td>
<td>410 Wood Street</td>
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<td>PC-11-17</td>
<td>Lawrence Kiser</td>
<td>1517 Nicklin Avenue</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-11-17</td>
<td>James Calvert</td>
<td>726 Dixie Drive</td>
<td>Troy, Ohio 45373</td>
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<td>Harold Hughes</td>
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<td>Piqua, Ohio 45356</td>
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<td>Harris E. Main Properties</td>
<td>410 N. Sunset Drive</td>
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<td>PC-11-17</td>
<td>Marion Compton</td>
<td>113 Cleveland Street</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-11-17</td>
<td>Cecil C. Hager, SR. (TR)</td>
<td>204 Fifth Street</td>
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<td>PC-12-17</td>
<td>Ken &amp; Tiffany Shepherd</td>
<td>90 Orchard Drive</td>
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<td>PC-12-17</td>
<td>Soifer Brothers real Property LLC</td>
<td>125 W. Water Street</td>
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<td>PC-12-17</td>
<td>Timothy &amp; Janelle Baker</td>
<td>1612 S. Main Street</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-12-17</td>
<td>FOS Investments LLC</td>
<td>P. O. Box 723</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-12-17</td>
<td>Vernon Quinter</td>
<td>222 Spring Street</td>
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<td>PC-13-17</td>
<td>J &amp; L MFG. INC.</td>
<td>9401 St. Rt 29 North</td>
<td>Sidney, Ohio 45365</td>
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<td>PC-13-17</td>
<td>Katie Huber Corp.</td>
<td>508 Bear Run</td>
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<td>John F. Bertke</td>
<td>P. O. Box 1115</td>
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<td>PC-13-17</td>
<td>Piqua Automotive Inc.</td>
<td>513 N. Main Street</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-14-17</td>
<td>Tom Jessup</td>
<td>1100 N. Sunset Drive</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-14-17</td>
<td>Kristina K. Zander</td>
<td>708 Boal Avenue</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-14-17</td>
<td>Alicia M. Hampton</td>
<td>717 Brice Avenue</td>
<td>Piqua, Ohio 45356</td>
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<td>PC-14-17</td>
<td>Billy B. Jessee</td>
<td>713 Boal Avenue</td>
<td>Piqua, Ohio 45356</td>
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<td>MIAMI COUNTY HOME BUILDERS ASSOCIATION</td>
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March 31, 2017

*** MEETING NOTICE ***

Please be advised that the City of Piqua Planning Commission will conduct a Planning Commission meeting at the time and location stated below.

TIME: 6:00PM
DATE: TUESDAY, May 13, 2017
LOCATION: Commission Chambers – 2nd Floor
Municipal Government Complex
201 W. Water Street


Please contact me if you have any questions pertaining to this notice.

Christopher W. Schmiesing
City Planner